

REVISED

4-6-10

MINUTES OF SCHOOL BUILDING COMMITTEE MEETING

MARCH 24, 2010

James M. Gibney, Ben Gauthier, Micah Shapiro, Tom Arkins, B.G. Shanklin,

John Osborne, Bob Mushen, Donald Gomez, Tom Alder, Lynn Brousseau Lebreux, Beryl Borden

Meeting was called to order at 7:05 PM by Chair Tom Alder. Committee unanimously voted to approve the minutes of the March 11, 2010 meeting.

James M. Gibney volunteered to be the secretary pro-tem for this meeting.

During public input Dick Rogers shared his concerns that he has not seen enough evidence to convince him and others that a new school is necessary. He also raised a concern about the purity of the water supply. The committee conducted a significant dialogue on the issues Mr. Rogers raised.

Roger Lord addressed the committee about the overall principal and

interest costs of the project. He is in favor of a construction project that would be phased in over 10 years on a pay as you go basis.

B.G. Shanklin reported on behalf of the Site Sub-Committee. Due to sickness and other issues there has not been a meeting of the Site Sub-Committee. However on behalf of the committee he will be recommending that Civil Engineering Concepts be awarded the contract to do the site study. Tom Alder suggested and the committee agreed that we would take this under new business later in the meeting. This firm is the low bidder for this study at a price of \$6,200. The highest bidder was approximately \$36,000. After much discussion it was agreed to bring up this issue again when the building of the whole reports later in the meeting.

Tom Arkins reported on behalf of the Architectural Committee. Unfortunately the committee was not able to meet today because a quorum was not present. The committee is hoping to meet by next Monday to further discuss the architectural issues and will hopefully have either more information or a recommendation ready for the next School Building Committee meeting.

Ben Gauthier reported on behalf of the Finance Committee. Both Ben and B.G. Shanklin will be going to RIDE tomorrow morning (March 24th) to look over and hopefully get a copy for the Nathan Bishop School Phase Two application. In particular they will look at architect design, cost, etc., The committee will continue to look for grants that

can be applied towards this project. However the feeling is that schools that have high risk student populations will have the inside track on this funding.

Tom Alder reported on behalf of the Outreach Committee. He informed members that the website is up and running. He stated that Beryl Borden and he will work jointly to get the stage 2 timeline on the website. B.G. Shanklin stated that he has done a color coding of the building by dates of renovation of the current school. He will share that with Tom Alder in order for it to be included. It was decided that the Building Committee will invite the general public in to discuss where we are at with this proposed construction project. Their input will be gathered for consideration.

Tom Alder began a dialogue with the committee regarding the regular business of the meeting. It was suggested and agreed that Laura Rom be asked to be the secretary of the committee. The committee agreed that further discussion on this issue and rate of pay will be had with Dr. Devine.

A motion was made to accept Civil Engineering Concepts to conduct our site study as determined by the scope of work listed in the RFP. The committee voted unanimously to accept this motion.

A motion was made to advise Civil Engineering Concepts on a set of priorities in the RFP to work on that will not exceed \$5,000 by April 14th, which is the date of the next School Committee meeting.

Priorities are as follows:

- 1. Mapping of water services and capacity as well as the quality of the water**
- 2. Conduct a wetlands study of the setbacks and building offsets and the markings of the boundaries.**
- 3. Give us his professional opinion as to the ability of the current septic system to service a new school and/or a renovation of the current school building.**

The committee voted unanimously to accept this motion.

Tom Alder made a motion that was seconded by Micah Shapiro to designate the “scope of work” for the Wilbur & McMahon School project as a “renovation/addition” to the existing school, with the intent of utilizing as much of the existing school as is architecturally and educationally possible. The final design shall be in accordance with all the requirements necessary to secure a 30% reimbursement of the total project cost from the State, with a goal of maximizing as much of the additional 4% available for reduced energy consumption.

The final design shall seek to utilize the existing septic system in its

current location. The final design shall seek to create a safe, practical, traffic pattern that separates the bus and parent drop-off zones, and shall provide adequate parking for staff and visitors. Lastly, the final design shall seek to either keep or relocate all the peripheral site accommodations currently utilized by the school and community. This will include the basketball court, the playground area, and any existing gardens or areas of special interest. This motion was not voted on.

Tom Alder made a motion that was seconded by Micah Shapiro to designate that the sense of the committee for the Wilbur & McMahon School project is a “renovation/addition” to the existing school with the intent of utilizing as much of the existing school as is architecturally, financially, and educationally prudent. The final design shall be in accordance with all the requirements necessary to secure a 30% reimbursement of the total project cost from the State, with a goal of maximizing as much of the additional 4% available for reduced energy consumption. The final design shall seek to utilize the existing septic system in its current location. The final design shall seek to create a safe, practical, traffic pattern that separates the bus and parent drip-off zones, and shall provide adequate parking for staff and visitors. Lastly, the final design shall seek to either keep or relocate all of the peripheral site accommodations currently utilized by the school and community. This will include the basketball court, the playground area, and any existing gardens or areas of special interest. Maintain community functions for recreation, meetings, and

shelter.

**Seven Yeas: James M. Gibney, Ben Gauthier, Micah Shapiro,
Tom Arkins, Bob Mushen,
Donald Gomez, and Tom Alder.**

**Three Nays: B.G. Shanklin, Lynn Brousseau LeBreux, Beryl
Borden**

One Abstention: John Osborne

**The motion was approved as follows: 7 Yeas, 3 Nays, and 1
Abstention**

**A motion was made to adjourn the meeting. The meeting was
adjourned at 9:40 PM.**

Respectfully submitted,

**James M. Gibney
Secretary Pro-Tem**